

Offered
at:

\$350,000

LISTING
#13645

ACCESS

NE 150TH AVE

BUILDING
SITE

POLK COUNTY

86.43 Acres M/L

Offering 86.43 acres m/l of rare recreational ground in northern Polk County on pavement with rural water at the road.

Primarily timber, this parcel would make an excellent secluded building site with a creek running through the balance of the property. In addition, 81.4 acres are enrolled in Forest Reserve and are not taxed (new owner would need to re-enroll current acres into Forest Reserve Program to take advantage of tax situation). Ideally located along 150th Avenue, this parcel is just minutes from two separate Interstate 35 interchanges, 7 miles from Ankeny, and 13 miles from Ames.

Details:

School District:
North Polk

Taxes:
\$46 Annually

Zoning:
ER – Estate Residential

PC PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



SCOTT KELLY
515.473.8913
Scott@PeoplesCompany.com

STEVE BRUERE
515.240.7500
Steve@PeoplesCompany.com

For more info, visit www.PeoplesCompany.com

Directions: From Ankeny, travel north on Interstate 35 to Exit 96 toward Elkhart (NE 126th Avenue). Turn east onto NE 126th Avenue and continue roughly 1.5 miles. Turn north onto NE 38th Street and continue 3 miles to NE 150th Avenue. Turn west onto NE 150th Avenue and continue approximately one mile. Access to property is located on the south side of road just west of address 3296 NE 150th Avenue.